

10/19/09 - Monday, October 19, 2009

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of October 19, 2009

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kaiser, Klinkhammer, FitzGerald, Kayser, Hibbard, Duax, Larson, Seymour, Pearson

Staff Present: Messrs. Tufte, Noel, Genskow, and Ms. Noland

The meeting was chaired by Mr. Kaiser

1. REZONING (Z-1453-09) “ Administrative Changes to Zoning

Mr. Tufte presented a Plan Commission request to amend the Zoning Code to change standards for procedures within the Site Plan and Planned Development Chapters for approved developments. The Site Plan code change adds a provision that if two (2) or more parking stalls are needed, the Plan Commission would need to again review the project. The Planned Development code change would allow a 5% increase in density and not require new public hearings.

No one appeared in opposition.

Mr. Hibbard proposed a friendly amendment to delete the 5% provision. Mr. Duax seconded for discussion. The amendment failed on lack of majority.

Mr. FitzGerald moved to recommend approval of the ordinance with grammar corrections that will be reflected in the revised ordinance brought to the City Council. Mr. Kayser seconded and the motion carried. Mr. Hibbard voted nay.

**2. REZONING (Z-1454-09) “ R-2 to R-3P, 516 Franklin Street; and
SITE PLAN (SP-0929) “ Duplex, 516 Franklin Street**

Mr. Tufte presented a request to rezone a parcel from R-2 to R-3P to allow development of a duplex dwelling. The lot is 9,768 s.f. and just shy of the 10,000 s.f. allowed for duplexes on R-2 properties. R-3P lots allow duplexes at 6,000 s.f. The Comprehensive Plan allows for two-unit dwelling in this area, but the neighborhood plan calls to maintain the R-2 zoning. The Plan Commission must make findings to approve the project based on Section 18.65.050. Staff is concerned that a precedent might be set if more substandard lots for duplexes are allowed to be rezoned in older neighborhoods.

Applicant, Everett Blakely, Jr., 767 Second Avenue, stated the City™s zoning rules make it hard to redevelop inner city lots. The rezoning makes sense because it is next to other R-3 lots and it would allow a new duplex to be built on a vacant lot that previously contained a duplex. If approved, he will revise the site plan for adequate parking stalls.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning. Commissioners agreed the project could be considered acceptable because there was a duplex on the property previously, the density was consistent with the Comprehensive Plan, and the lot size was very close to the R-2 minimum (2.3% difference). Mr. Pearson seconded and the motion carried.

3. REZONING (Z-1455-09) “ C-2 to R-1, 2924 Starr Avenue

Mr. Tufte presented a request to rezone property from C-2 to R-1. The applicant cannot obtain proper residential financing until the house is rezoned. The request makes the zoning of the property consistent with its present use.

Applicant, Travis Lofgren, 2924 Starr Avenue, spoke in support of the proposed rezoning.

No one appeared in opposition.

Mr. FitzGerald moved to recommend approval of the rezoning. Mr. Kayser seconded and the motion carried.

4. CAPITAL IMPROVEMENT PLAN “ 2010 to 2014

Ms. Noland presented a City request to find the Capital Improvement Plan for 2010 to 2014 consistent with the Comprehensive Plan. Multiple projects were highlighted that pertained to the Plan Commission™s purview.

Mr. Hibbard had land use concerns over future utility extensions along Hwy. 312 and just west of I-94™s Exit 59.

Mr. Tufte stated the extensions fall within the Comprehensive Plan™s proposed Urban Service Sewer Area and that a number of businesses have already inquired about hooking up to City services. The City also met with the Town of Union for a year to discuss this possible project.

Mr. FitzGerald moved to recommend approval. Mr. Klinkhammer seconded and the motion carried. Mr. Hibbard and Mr. Kayser voted nay.

Mr. Hibbard left the meeting.

5. NEIGHBORHOOD STABILIZATION PROGRAM “ 2519 Fifth Street

Mr. Tufte presented a City request to approve a site for acquisition for the Neighborhood Stabilization Program. The purchase will help to rehabilitate the single-family home and then sell it to a low-income eligible household.

Mr. FitzGerald moved to approve the resolution acquiring the property. Mr. Kayser seconded and the motion carried.

6. DISCUSSION/DIRECTION

A. Water Street Plan Update “ Zoning Standards

Mr. Hibbard rejoined the meeting.

Mr. Tufte presented new zoning standards that would pertain to the area covered by the Water Street Commercial District General Development Plan. The new standards are per a number of policies that have been developed and debated by the Water Street Business Improvement District and others in the area.

Generally the commission was supportive of the proposed changes noted in the italicized text. However, they asked to replace œliquor license with œalcoholic beverage license and to modify the œScale of Building section under Design and Dimensional Standards. All changes will be made as stated by the commission before the future public hearing.

B. Seymour Road “ Downzoning

Mr. Tufte stated staff contacted all owners of the properties considered for the downzoning. Some were for a residential rezone while others were not. One property owner was not heard from.

Commissioners discussed individual properties and what residential zoning would be most appropriate. They directed staff to create four R-2 zoning resolutions addressing the non-contiguous properties.

C. Parking Lot Lighting Curfews

Mr. Tufte presented information from other communities as to how they require parking lot lighting to be extinguished.

Commissioners agreed that the>

D. Code Compliance Items

Commissioners stated a row of boulevard trees were cut own recently at the new Gordy™s Grocery store on East Hamilton Avenue.

E. Future Agenda Items

Commissioners discussed redevelopment zoning problems in the core city. For now, dealing with properties on a case-by-case basis works, but at some point the zoning regulations should be looked at to help encourage more redevelopment.

7. MINUTES

The minutes of the meeting of October 5, 2009, were approved.

Joseph Seymour, Secretary